

Certificates of Appropriateness

Proposed exterior change(s) to a property within a historic district require review and approval of a Certificate of Appropriateness (COA). The COA states that the work is appropriate for the historic district and meets local code criteria.

Examples of activities requiring review:

- demolition
- relocation
- new construction and additions such as a garage
- alterations to a building's cornice
- signage
- window replacements



Examples of activities exempt from review:

- exterior paint colors
- ordinary maintenance and emergency repairs
- interior changes not specified in the landmark nomination as “character-defining” features

For More Information:

Community Development Department
9654 NE 182nd Street, Bothell, WA 98011
(425) 486-8152

commplanning@ci.bothell.wa.us

www.ci.bothell.wa.us/Residents/
HistoricPreservationAndLandmarks.ashx?p=1340

As of February 2013, Bothell has designated 21 individual properties of national, state and local significance. These include single-family residences, two cemeteries, the North Creek schoolhouse, and a historic bridge and brick highway. In 2013, the City will be updating its inventory with a survey of roughly 450 properties dating from the mid-century (1950-1965).

The Burrows house was built in 1912 by Daniel F. Hall, who was on the Bothell Town Council from 1926-1929. In 1921, the property was sold to Augustus P. Burrows and his wife Evelyn, who owned it for 37 years. The house was placed on the City of Bothell's Local Register of Historic Landmarks in 2006 and is an excellent example of Workingman's Foursquare. ▶



◀ The Chase House was built around 1885 and is historically significant for its association with Bothell's first doctor, Reuben Chase, and as an example of pioneer era residential architecture. Now part of the UW Bothell campus, the property is listed on the state and national registers.

The Roberts house was built in 1909 by Dewitt Clinton Roberts, a telephone lineman who served on the City Council. It represents the classic bungalow style of vernacular architecture with a bell-shaped hipped roof featuring unique exposed rafter ends cut into curved wave patterns. The house was placed on the City of Bothell's Local Register of Historic Landmarks in 2010. ▶



Examples of Other Historic Districts in Washington State

Anacortes; Ballard Ave; Bellingham; Cheney; Colfax; Coupeville; Covenant Beach; Dayton; Fairhaven; Fort Casey/Admiralty Head Lighthouse; Fremont; Gig Harbor; Gowden Heritage Site; Granview; Kendall; Kennewick; Leavenworth; Longview; Lopez; Vancouver/Officers Row; Olympia; Oysterville; Port Gamble; Poulsbo; Republic/Ferry Co.; Seattle/International District; Seattle/Pioneer Square; Seattle/Columbia City; Seaview; Snohomish; Squaxin Island; Washington State Museum District.

▲ This zigzag carved stone detail decorated the Washington Federal Savings and Loan building, built in 1937. The stone marquee can still be seen atop the Bothell Jewelers and Collectibles storefront on Main Street.

THIS PROPERTY HAS BEEN PLACED ON THE
**NATIONAL REGISTER
OF HISTORIC PLACES**
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR

The National Register plaque is given to properties that are significant in our nation's history, architecture, archaeology, engineering and culture. This is a federal program administered by the National Park Service. Any Washington site listed on the National Register is automatically listed in the Washington Heritage Register.



Properties on the Washington Heritage Register are significant to local and/or state culture and history. The Register is administered by the Washington State Department of Archaeology and Historic Preservation. Listing can help secure state grants and other funding.



Local historical landmarks in the City of Bothell are at least 50 years old, in addition to meeting certain “significance” criteria set forth in the city's Municipal Code and possessing integrity.

**This brochure was produced by the
BOTHELL LANDMARK PRESERVATION BOARD**

We are a seven-member board responsible for identifying and encouraging the conservation of the City's historic resources; maintaining a local register of historic landmarks; overseeing changes to properties on the register; raising awareness of the City's historic resources; and serving as the City's primary resource in related matters.

BOTHELL HISTORIC DISTRICTS

Historic Districts
represent a commitment
to recognize and protect
the historical and architectural
heritage of our communities
for future generations.



Bothell's Main Street looking west in 1928. The building on the far left was Bothell's second movie theater and now houses the Bothell Mall.

What is a Historic District?

A historic district is a grouping of buildings, structures, sites and spaces that relate to one another historically, architecturally, and/or culturally. A district can encompass part or all of a neighborhood. It can be large or small. It can represent any one of many architectural styles or types and can include streetscape and landscape elements. Individual buildings within a district don't need to be highly significant on their own. It is the area's overall cohesiveness, uniqueness and architectural integrity that matters. Simply put, it is a type of zoning that recognizes and protects the historical significance of an area.

A historic district can be designated at the local, state, or national level, or all three. National and state designations offer recognition and protections under the State Environmental Policy Act. Local designation is the most effective, with local land-use planning and design review to ensure that proposed major changes are sympathetic to the district's character. Bothell has its own process for designating and managing a historic district under Bothell Municipal Code.

Common Elements

Geographic Boundaries

Historic districts consist of contiguous or non-contiguous groups of structures that relate thematically to each other by time and place. They often share a common development history.

Criteria for Designation

Properties within a historic district fall within two categories: "contributing" and "non-contributing." Most of the structures must be considered contributing, meaning that they add to the historic and/or architectural significance of the district and retain physical integrity.

In addition, there are generally consistent design elements, such as street pattern, or the structures are representative of a particular cultural time period or movement. This "period of significance" is usually the time period in which most of the original construction in the area occurred.



The Faust-Ryan House. Built by well-known Bothell builder Alfred John Sundholm in 1923. An excellent example of 'Craftsman' style, with Mediterranean features such as recessed symmetrical porch, arches, and stucco. Placed on the National Register of Historic Places and the Washington State Heritage Register in 1994.

Why Create Historic Districts?

Historic districts are not intended to prevent change or new construction from occurring. They serve as a planning tool to administer change and enhance the aesthetic, historic and cultural values of a place.

They enhance property values and protect homeowner investment

Properties often experience greater value increases than do similar properties elsewhere. Historic district designation can assure buyers that the unique character and ambiance actually create economic value. Designated business districts have unique character and offer commercial opportunities for cultural and heritage tourism.

They can lead to significant tax savings for property owners

In many Washington cities, owners of contributing structures in historic districts can participate in the county tax valuation program. This program allows qualifying owners to receive a potential property tax reduction and use the savings to help rehabilitate, restore, and maintain their buildings.

They help build community

Working together to create and maintain a historic district can bring neighbors together, build an increased sense of community, and foster civic pride. This cohesiveness often helps the neighborhood address other issues, such as crime and safety.

They encourage better design

Comparative studies have shown that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within historic districts than in areas without a historic designation.

They promote sustainability

Preserving historic properties creates a more sustainable community – through the re-use, repair and upgrading of our existing building stock.

How are Historic Districts Created?

Grassroots support on the part of the residents, themselves, along with patience and persistence, are the usual designation drivers.

Determine city policy

Bothell has a process in place for designating and protecting historic districts under Title 22–Historic Preservation of the Bothell Municipal Code (BMC).

Neighborhood outreach and research

Talk with your neighbors. Begin basic research into the area's history, including the significance of any existing state or national registered landmarks. Begin to think about possible boundaries of a potential district.

Contact local government

It is important to contact the City Council and the Planning Department early and express your interest in creating a district. Also contact state and local preservation groups, such as DAHP and Bothell's Landmark Preservation Board (LPB), for information and assistance.

Document a neighborhood for designation

Create a "context statement" that documents the area's historic, architectural, and/or cultural significance, including:

- a well-researched history
- a description of the architectural features that define the district
- context of its place in the larger development patterns of the city
- a comprehensive survey to identify built resources that are located within and nearby the area
- landscaping or other natural features or significant elements

A historic resources survey – the process of identifying and gathering data on a community's historic resources – is an essential first step to determine boundaries. Typically, city officials or qualified preservation professionals will conduct the survey with the help of interested community members.

Designation and maintenance

Once a neighborhood is designated, design guidelines specific to that district are developed. These guidelines ensure that any construction projects within the district meet the preservation standards and goals. They may be general or very specific, depending on the neighborhood. This document is based on the Secretary of the Interior's Standards for the Treatment of Historic Properties, the nationally recognized standards that provide guidance on the appropriateness of work on a historic building. It will serve as the ongoing reference for the residents and the governing body—usually the planning department and the local preservation board.

Some of Bothell's Historic Buildings . . .

Our neighborhoods often contain cultural and historical resources that embody valuable information on significant people, events, trends, and ways of life of our ancestors.



The Thornton House was built in 1922 for William Harper Thornton, owner and operator of the "French Market" in Seattle's Pike Place Market. The architectural style of the home is known as "Craftsman Airplane Bungalow" and is the only example in Bothell. Placed on the National Register of Historic Places and the Washington State Heritage Register in 1998.

The Sorenson House was built in 1922. James and Mary (Pearson) Sorenson were married in the second officially recorded ceremony in Bothell's history. Placed on the National Register of Historic Places and the Washington State Heritage Register in 1995. ►



William A. Hannan built this home in 1893 for his wife to be, Mima Campbell, granddaughter of David C. Bothell. It is a late Victorian/Queen Anne style of architecture. The house was moved to The Park at Bothell Landing in 1978, restored, and is now the home of the Bothell Historical Society's Museum. It is on the Washington State Heritage and local City of Bothell historical Registers.

Bothell's first school house was on Main Street and opened on March 29, 1886 with 15 students. By 1890, it was too small for increasing enrollment. The structure was relocated to the Park at Bothell Landing, where it has been renovated and preserves a view of education in the country, near the end of the 19th century. The schoolhouse is on the Local and State Registers of Historic Sites. ►

